



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report

Date: Thu Jun 4 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 290 E SYCAMORE ST COLUMBUS, OH

Mailing Address: 273 E SYCAMORE ST

COLUMBUS OH 43206

Owner: SYCAMORE PROPERTY GROUP

Parcel Number: 010025760

ZONING INFORMATION

Zoning: Z72-055, Residential, R2F

effective 6/21/1972, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: German Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

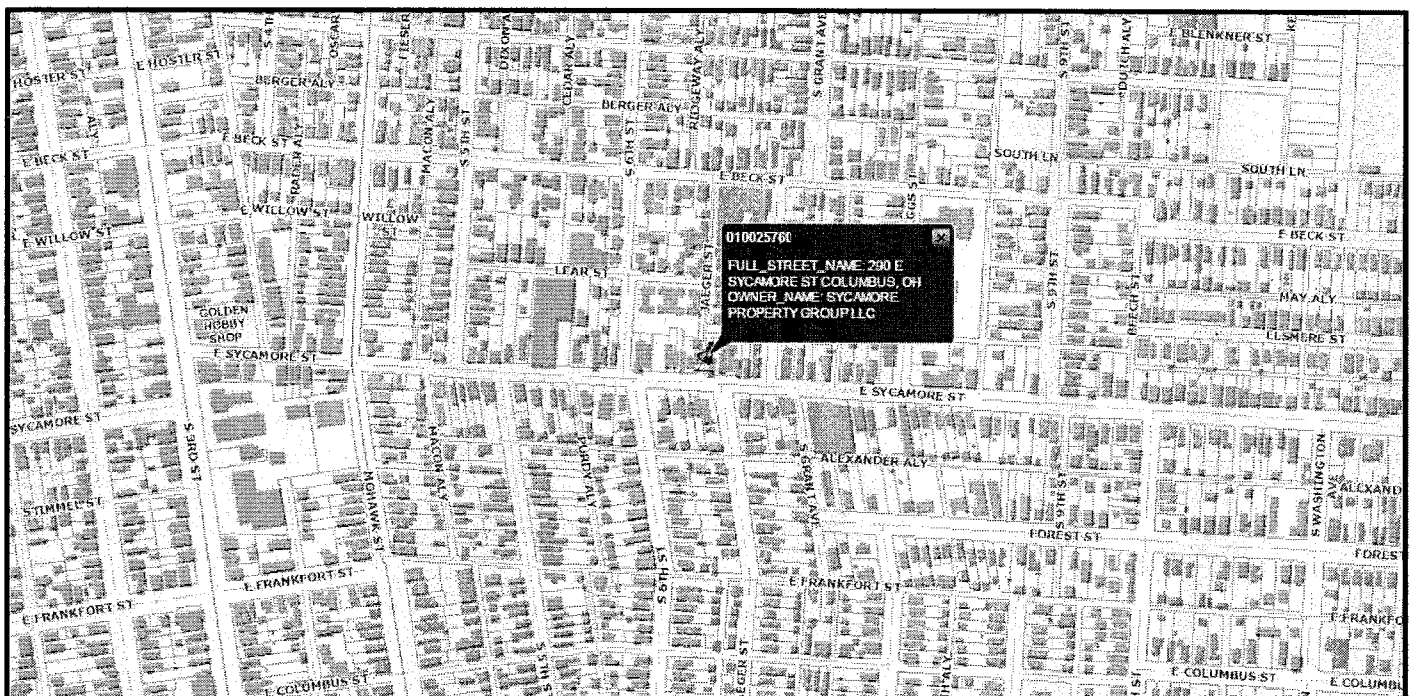
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-065 Date Received: 5-18-15
Application Accepted by: JF Fee: \$320
Commission/Civic: GERMAN VILLAGE
Existing Zoning: R-2F
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

SEE ATTACHMENT #1

LOCATION

Certified Address: 290 E SYCAMORE ST City: COLUMBUS Zip: 43206

Parcel Number (only one required): 010-025760-00

APPLICANT (If different from Owner):

Applicant Name: WILLIAM HUGGS ARCHITECTS, LTD Phone Number: 614-221-2724 Ext.: _____
Address: 750 MOHAWK ST City/State: COL OHIO Zip: 43206
Email Address: HUGGSBILL@GMAIL.COM Fax Number: NONE

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: SYCAMORE PROPERTY GROUP, LLC Phone Number: 614-313-0670 Ext.: _____
Address: 273 E SYCAMORE ST City/State: COL OHIO Zip: 43206
Email Address: DAVID@TANDCTRAVEL.COM Fax Number: NONE

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: WILLIAM HUGGS Phone Number: 614-221-2724 Ext.: _____
Address: 750 MOHAWK ST City/State: COL, OHIO Zip: 43206
Email Address: HUGGSBILL@GMAIL.COM Fax Number: NONE

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: [Signature]
PROPERTY OWNER SIGNATURE: [Signature]
ATTORNEY / AGENT SIGNATURE: [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim

of (1) MAILING ADDRESS 560 E. Town Street, Columbus, Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 290 E. Sycamore Street, Columbus, Ohio 43206

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Sycamore Property Group, LLC

273 E. Sycamore Street

Columbus, OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

William Hugus

(614) 221-2724

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) German Village Commission (Cristin Moody)

50 W. Gay Street

Columbus, OH 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
Chelsea M. Forsythe	278 E. Sycamore Street Columbus, OH 43206	278 E. Sycamore Street, Columbus, OH 43206
Thomas & Katheryn Brod	282 E. Sycamore Street Columbus, OH 43206	282 E. Sycamore Street Columbus, OH 43206
Wayne Lawson & William Mitchell	272 E. Sycamore Street Columbus, OH 43206	272 E. Sycamore Street Columbus, OH 43206
Earl Denis Wilson	301-305 E. Sycamore Street Columbus, OH 43206	2154 Rock Creek Rd. Clarkson, KY 42726
Donna M. Keller	281 E. Sycamore Street Columbus, OH 43206	279 E. Sycamore Street Columbus, OH 43206

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 12th day of May, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here



BRIAN S. ARTZ, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

This Applicant is requesting Variances to construct a new freestanding single family residence with a garage on an existing parcel , which had a residence that had to be removed due to its condition, which creates a hardship for this property. This condition is not a result of actions by the Property Owner and will not be injurious to adjacent properties.

Signature of Applicant

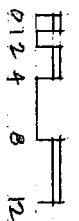
Date _____

5-16-15

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Attachment #1**Variances requested :**

3332.21 (E) Building Lines ; from 18 ' (per buildings that are contiguous to site) to 11'

3332.25 Maximum Side Yards ; from 20 % to 17.54 %

3332.26 (c) (1) Minimum Side Yards ; from 3' to .97' @ residence on west side

3332.26 (e) Minimum Side Yards ; from 3' to 2' on east side and from 3' to .67' on west side

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM HUGGS
of (COMPLETE ADDRESS) 750 MOHAWK ST, COLUMBUS, OHIO 43206
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

SYCAMORE PROPERTY GROUP, LLC.
(DAVID SCHOLTER)

273 E. SYCAMORE ST.
COLUMBUS, OHIO 43206

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

12th

day of

May

, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Chad M. Draheim
Notary Public, State of Ohio
My Commission Expires 09-26-2015

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